

**Attachment L - Guidance for Working Within the Existing Constraints/Restrictions  
Development**

	<b>Activities Permissible within Respondent's RFP Development and Operations Proposal</b>	<b>Legal Issues Affecting Park Development and Operation</b>						
		Safe Neighborhood Park Bond – Implementing Conditions	Quality Neighborhood Park Bond Issue – Implementing Conditions	Miami-Dade County Charter – Article 7	National Park Service – Transferred Deed Restrictions	Miami-Dade County Code Chapter 33 Zoning	Miami-Dade County Wellfield	Florida Community Trust Grant
1	Transfer Park maintenance and operation responsibilities only to another public agency or not-for-profit organization	<b>X</b>						
2	Use the property for park, wildlife, recreation, open space or gang prevention purposes or reimbursement of its fair market value/sale value to a Trust Account	<b>X</b>						
3	Establish reasonable public access to all lands and facilities through schedules, reservations and equitable fee and gate policies	<b>X</b>						
4	All Park improvements and uses approved through the 2000 Governmental Facility Hearing (Chapter 33-303) and illustrated 2004 General Plan in the form of lighted fields/courts, community center, lake/associated passive recreation, trails, related infrastructure.					<b>X</b>		
5	Development of listed exceptions for park improvements in the form of park infrastructure, food and concession facilities with than 1500 sf of indoor space, user participation non-spectator recreation, athletic facilities seating less than 3,000 permanent spectator seats, rest rooms, park service facilities			<b>X</b>				
6	Development of non-listed park improvements such as overnight lodging, branded restaurants, private offices, etc. can be approved through a countywide voter referendum			<b>X</b>				
7	Use and maintenance of the property for public park and recreation purposes in accordance with the approved Program of Utilization.				<b>X</b>			
8	License or concession agreements, not exceeding a thirty (30) year term, for non-branded related recreational facilities and services compatible with the approved use, subject to prior written federal approval				<b>X</b>			

**Attachment L - Guidance for Working Within the Existing Constraints/Restrictions  
Development**

9	Development of passive, resource-based recreational improvements and transfer of operation and maintenance responsibilities to a non-governmental entity through a lease agreement, subject to FCT approval							<b>X</b>
10	Northern 650 LF of Park cannot contain Park maintenance area or other possible sources of wellfield contamination, contained in Chapter 24-33						<b>X</b>	
11	Building and light mast heights of less than 150 feet, with sufficient setback, all compliant with Outer Flight zone limits contained within Chapter 33-60, 62					<b>X</b>		
12	Building design and construction that limits noise impacts to interior occupants contained with Chapter 33-395, 396					<b>X</b>		
13	Site Plan Review by Aviation Department and/or Federal Aviation Administration to confirm acceptable development or variances for non-conforming development					<b>X</b>		
14	All development needed to retain the property as a Park and that received advance approval that it complies with current zoning and building code							<b>X</b>
15	Leases for improvement that do not cause Florida Forever bonds to lose the exclusion from gross income for federal income tax purposes.							<b>X</b>